

# CITY of SANTA CLARITA

## A. GENERAL INFORMATION

### i. Jurisdictional Information:

Population 1998:	143,800
Annual Single-Family Units Permitted (1996-98, Avg.):	226
Annual Multi-Family Units Permitted (1996-98, Avg.):	220
Total Annual Residential Units Permitted (1996-98, Avg.):	446

### ii. General Fee Checklist

<i>fee used here</i>	<i>updated in 1998 or 1999?</i>	<i>fee used here</i>	<i>updated in 1998 or 1999?</i>
<input checked="" type="checkbox"/> 1. Planning Department Plan Check Fees	Y	<input type="checkbox"/> 14. Watershed / Aquifer Fees	-
<input checked="" type="checkbox"/> 2. Environmental Assessment / Review Fees	Y	<input checked="" type="checkbox"/> 15. Local Traffic Mitigation Fees	Y
<input checked="" type="checkbox"/> 3. Building Department Plan Check Fees	N	<input type="checkbox"/> 16. Reg'l Traffic / Highway Mit'n Fees	-
<input checked="" type="checkbox"/> 4. Building Department Permit Fees	N	<input type="checkbox"/> 17. Fire Service Fees	-
<input checked="" type="checkbox"/> 5. Engineering / Public Works Dept. Fees	N	<input type="checkbox"/> 18. Police Service Fees	-
<input checked="" type="checkbox"/> 6. Grading Permit Fees	N	<input type="checkbox"/> 19. Public Safety Fees	-
<input checked="" type="checkbox"/> 7. Electrical Permit Fees	N	<input checked="" type="checkbox"/> 20. School District Fees	Y
<input checked="" type="checkbox"/> 8. Mechanical Permit Fees	N	<input checked="" type="checkbox"/> 21. School District Mitigation Fees	Y
<input checked="" type="checkbox"/> 9. Plumbing Permit Fees	N	<input type="checkbox"/> 22. Community / Capital Facility Fees	-
<input checked="" type="checkbox"/> 10. Electricity / Gas Connection Fees	N	<input checked="" type="checkbox"/> 23. Park Land Dedication / In-Lieu Fees	Y
<input checked="" type="checkbox"/> 11. Sanitary Sewer Connection Fees	N	<input type="checkbox"/> 24. Open Space Dedication / In-Lieu Fees	-
<input type="checkbox"/> 12. Storm Drainage Connection Fees	-	<input type="checkbox"/> 25. Afford. Hous'g Dedic'n / In-Lieu-Fees	Y
<input checked="" type="checkbox"/> 13. Water Connection Fees	N	<input checked="" type="checkbox"/> 26. Special Assessment District Fees	Y

### iii. Possible Fee Reductions or Waivers?

Affordable Housing Fee Reduction	Y
Affordable Housing Fee Waiver	N
Senior Housing Fee Reduction	Y
Senior Housing Fee Waiver	N

Fee Types Reduced or Waived: Park In-lieu fees by council action

### iv. Use of Mello-Roos in this Jurisdiction:

single-family	Not used
multi-family	Not used

### v. Nexus Reports

-None Available

## B. 25 UNIT SINGLE-FAMILY SUBDIVISION MODEL

### i. Project Typical for Jurisdiction?

No-projects are usually 8-10 homes or 50+.

### ii. Expected Location of New Subdivision in this Jurisdiction:

Urbandale @ Boquet Canyon

### iii. Expected Environmental Assessment Determination:

Mitigated Negative Declaration

### iv. Typical Jurisdictional Requirements for this Model:

-Off-Site Improvements:	-1/2 street, curb, gutter, sidewalk, st. trees, st. lights, landscaping, soundwalls, utility undergrounding
-Internal Site Improvements:	-dedication of streets and infrastructure, full street, curbs, gutters, driveways, sidewalks, st. trees, st. lights, full infrastructure, utility undergrounding, traffic signs, striping of roadways, pedestrian access ramps, 5 foot wide parkways along the right-of-way
-Common Amenities / Open Space:	-no common amenities; private open space requirement on sq.ft./unit basis
-Affordable Housing Dedication:	-none required
-Project Management Requirements:	-Conditions of Approval
-Typical Reporting:	-soils, flood plain, drainage basin, traffic, geology, sewer area

### v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	70.00
Private Garage Valuation Price per Sq. Ft.	25.00
Total Valuation per Unit	185,000
Total Valuation per 25 Unit Subdivision Model	4,625,000

### vi. Planning Fees:

	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	deposit <sup>1</sup>		6,500
Zone Change Application Fee	flat		2,215
Planned Unit Development Fee	included in primary application		-
Development/Plot Plan Review Fee	flat		495
One Stop Review Fee <sup>2</sup>	flat		415
Tentative Map Fee	(4525 flat + 80/lot over 10) - 415 credit from one stop review		5,310
Final Map Fee	flat		2,660
Design Review Fee	flat		370
Landscape Review Fee	flat		270
Negative Declaration Fee	flat		630
<b>Subtotal Planning Fees</b>			<b>18,865</b>

### vii. Plan Check, Permit & Inspection Fees

	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n	1,314	32,850
Building Plan Check Fee	schedule based on val'n	1194.50	29,862
Building Permit Issuance Fee	flat per unit	29	725
Grading Plan Check Fee	schedule based on CY		1,010
Grading Permit Fee	schedule based on CY		1,015
Grading Permit Issuance Fee	flat		10
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	18.50	463
Electrical Permit Fee	flat	30	750
Plumbing Permit Fee	per fixture count	257.50	6,438
Mechanical Permit Fee	per fixture count	76.40	1,910
Electrical Permit Issuance Fee	10/permit	10	250

Plumbing Permit Issuance Fee	10/permit	10	250
Mechanical Permit Issuance Fee	10/permit	10	250
Records Maintenance Fee	5% of all permit fees (41,948) <sup>3</sup>		2,097
Drainage Improvement Plan Check Fee	flat		670
Drainage Improvement Inspection Fee	1500 flat + 2.5% of val'n over 20,000		1,609
Drainage Improvement Permit Issuance Fee	flat		14
Street Improvement Plan Check Fee	flat		1,040
Street Improvement Inspection Fee	1500 flat + 2.5% of val'n over 20,000		3,438
Street Improvement Permit Issuance Fee	flat		14
Sewer Improvement Plan Check Fee	flat		909
Sewer Improvement Inspection Fee	1500 flat + 2.5% of val'n over 20,000		1,668
Sewer Improvement Permit Issuance Fee	flat		14
Soils and Geology Report	deposit <sup>1</sup>		1,000
Sewer Area Study	flat		120
<b>Subtotal Plan Check, Permit &amp; Inspection Fees</b>			<b>88,376</b>

<b>viii. Infrastructure, Impact &amp; District Fees</b>	Type / Fee Calculation	Per Unit	Fee Amount
City - Landscape & Lighting Maint. District Fee	flat per unit	50	1,250
City - Park Fees	based on Quimby cal'c <sup>4</sup>	2,745	68,625
City(Boquet Cyn) - Bridge & Thoroughfare Fee <sup>5</sup>	flat per unit	5,300	132,500
Casatic Lake Water District - Water Impact Fee <sup>5</sup>	0.8276 @ 8772/Acre Feet (7260/unit)		181,500
LA Co. Sanit'n Dist. (26) - Sewer Impact Fee <sup>5</sup>	flat per unit	2,330	58,250
Edison - Electrical Connection Fee	flat per unit	10	250
SoCal Gas - Connection Fee	flat per unit	25	625
Saugas USD - School Mitigation Fee	flat per unit	6,555	163,875
<b>Subtotal Infrastructure, Impact &amp; District Fees</b>			<b>606,875</b>

#### **ix. Totals**

<b>Total Fees for 25 Unit Single-Family Subdivision Model</b> (total of subtotals above)	<b>714,116</b>
<b>Total Fees per Unit</b> (total from above / 25 units)	<b>28,565</b>

## **C. SINGLE-FAMILY INFILL UNIT MODEL**

<b>i. Project Typical for Jurisdiction?</b>	Yes
<b>ii. Expected Location of New Infill Unit in this Jurisdiction:</b>	24806 Carlos Place
<b>iii. Expected Environmental Assessment Determination:</b>	Categorical Exemption
<b>iv. Typical Jurisdictional Requirements for this Model:</b>	

-Site Improvements	-match current neighborhood infrastructural standards; street trees, driveway
-Typical Reporting:	-soils, flood plain, drainage basin, traffic, geology

#### **v. Model Valuation Information:**

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	70.00
Private Garage Valuation Price per Sq. Ft.	25.00
Total Valuation per Model	185,000

<b>vi. Planning Fees:</b>	Type / Fee Calculation	Per Unit	Fee Amount
None			0
<b>Subtotal Planning Fees</b>			<b>0</b>

<b>vii. Plan Check, Permit &amp; Inspection Fees</b>	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n	1,314	1,314
Building Plan Check Fee	schedule based on val'n	1194.50	1,195
Building Permit Issuance Fee	flat per unit	29	29
Grading Plan Check Fee	schedule based on CY		530
Grading Permit Fee	schedule based on CY		335
Grading Permit Issuance Fee	flat		10
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	18.50	19
Electrical Permit Fee	flat	30	30
Plumbing Permit Fee	per fixture count	257.50	258
Mechanical Permit Fee	per fixture count	76.40	76
Electrical Permit Issuance Fee	10/permit	10	10
Plumbing Permit Issuance Fee	10/permit	10	10
Mechanical Permit Issuance Fee	10/permit	10	10
Records Maintenance Fee	5% of all permit fees (2,873) <sup>3</sup>		144
<b>Subtotal Plan Check, Permit &amp; Inspection Fees</b>			<b>3,970</b>

<b>viii. Infrastructure, Impact &amp; District Fees</b>	Type / Fee Calculation	Per Unit	Fee Amount
City - Park Fees	based on Quimby cal'c <sup>4</sup>	2,745	2,745
Casatic Lake Water District - Water Impact Fee <sup>5</sup>	0.8276 @ 9056/Acre Feet (7495/unit)		7,495
LA Co. Sanit'n Dist. (26) - Sewer Impact Fee <sup>5</sup>	flat per unit	2,330	2,330
Edison - Electrical Connection Fee	flat per unit	10	10
SoCal Gas - Connection Fee	flat per unit	25	25
Saugas USD - School Impact Fee	1.93/sf	4,825	4,825
<b>Subtotal Infrastructure, Impact &amp; District Fees</b>			<b>17,430</b>

#### **ix. Totals**

<b>Total Fees for Single-Family Infill Unit Model</b> (total of subtotals above)	<b>21,400</b>
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## **D. 45 UNIT MULTI-FAMILY MODEL**

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|--|---|
| <b>i. Project Typical for Jurisdiction?</b>  | No-not commonly built.                    |
| <b>ii. Expected Location of 45 Unit Multi-Family Development in this Jurisdiction:</b> | Valencia<br>MacBean @ Magic Mountain Pkwy |
| <b>iii. Expected Environmental Assessment Determination:</b>                           | Mitigated Negative Declaration            |
| <b>iv. Typical Jurisdictional Requirements for this Model:</b>                         |   |

-Off-Site Improvements:	-1/2 street, curb, gutter, sidewalk, st. trees, st. lights, landscaping, soundwalls, utility undergrounding
-Internal Site Improvements:	-dedication of streets and infrastructure, full street, curbs, gutters, driveways, sidewalks, st. trees, st. lights, full infrastructure, utility undergrounding, traffic signs, striping of roadways, pedestrian access ramps,
-Common Amenities / Open Space:	-tot lots on site, park in-lieu fees
-Affordable Housing Dedication:	-none required
-Project Management Requirements:	-Conditions of Approval
-Typical Reporting:	-soils, flood plain, drainage basin, traffic, geology, sewer area

**v. Model Valuation Information:**

Multi-Family Dwelling Unit Valuation Price per Sq. Ft.	59.40
Private Garage Valuation Price per Sq. Ft.	25.00
Total Valuation per Unit	64,400
Total Valuation per 45 Unit Subdivision Model	2,898,000

**vi. Planning Fees:**

	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	deposit <sup>1</sup>		6,500
Zone Change Application Fee	flat		2,215
Planned Unit Development Fee			-
Development/Plot Plan Review Fee	flat		495
Design Review Fee	flat		370
Landscape Review Fee	flat		270
Negative Declaration Fee	flat		630
<b>Subtotal Planning Fees</b>			<b>10,480</b>

**vii. Plan Check, Permit & Inspection Fees**

	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n	601	27,045
Building Plan Check Fee	schedule based on val'n	539.40	24,273
Building Permit Issuance Fee	flat per unit	29	1,305
Grading Plan Check Fee	schedule based on CY		890
Grading Permit Fee	schedule based on CY		845
Grading Permit Issuance Fee	flat		10
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	6.44	290
Electrical Permit Fee	1000 @ 0.03/sf	30	1,350
Plumbing Permit Fee	per fixture count	230.50	10,373
Mechanical Permit Fee	per fixture count	49.20	2,214
Electrical Permit Issuance Fee	10/permit	10	450
Plumbing Permit Issuance Fee	10/permit	10	450
Mechanical Permit Issuance Fee	10/permit	10	450
Records Maintenance Fee	5% of all permit fees (40,982) <sup>3</sup>		2,049
Drainage Improvement Plan Check Fee	flat		670
Drainage Improvement Inspection Fee	1500 flat + 2.5% of val'n over 20,000		1,748
Drainage Improvement Permit Issuance Fee	flat		14
Street Improvement Plan Check Fee	flat		1,040
Street Improvement Inspection Fee	1500 flat + 2.5% of val'n over 20,000		3,738
Street Improvement Permit Issuance Fee	flat		14
Sewer Improvement Plan Check Fee	flat		909
Sewer Improvement Inspection Fee	1500 flat + 2.5% of val'n over 20,000		1,750
Sewer Improvement Permit Issuance Fee	flat		14
Soils and Geology Report	deposit <sup>1</sup>		1,000
Signal Inspection Fee	flat		6,560
Traffic Plan Check Fee	1 @ 1370/signal		1,370
Sewer Area Study	flat		120
<b>Subtotal Plan Check, Permit &amp; Inspection Fees</b>			<b>90,941</b>

<b>viii. Infrastructure, Impact &amp; District Fees</b>	Type / Fee Calculation	Per Unit	Fee Amount
City - Landscape & Lighting Maint. District Fee	19.55 (high density factor) x 50		978
City - Park Fees	based on Quimby cal'c <sup>4</sup>	5379.49	242,077
City (Valencia) - Bridge & Thoroughfare Fee <sup>5</sup>	flat per unit	5,300	238,500
Casatic Lake Water District - Water Impact Fee <sup>5</sup>	0.04756 @ 9142/Acre Feet (4348/unit)		195,660
LA Co. Sanit'n Dist. (26) - Sewer Impact Fee <sup>5</sup>	flat per unit	2,330	2,330
Edison - Electrical Connection Fee	flat per unit	10	450
SoCal Gas - Connection Fee	flat per unit	25	1,125
Saugas USD - School Mitigation Fee	flat per unit	3,212	144,540
<b>Subtotal Infrastructure, Impact &amp; District Fees</b>			<b>825,660</b>

#### **ix. Totals**

<b>Total Fees for 45 Unit Multi-Family Model (total of subtotals above)</b>	<b>927,081</b>
<b>Total Fees per Unit (total from above / 45 units)</b>	<b>20,602</b>

**Notes:** <sup>1</sup> Deposit is based on typical actual cost.

<sup>2</sup> This fee is credited to the tentative tract map fee.

<sup>3</sup> All permit fees includes the total building, electrical, plumbing, and mechanical permit fees.

<sup>4</sup> Fee is based on land valuation of \$250,000 for the single family units and \$510,000 for the multi-family units. Number of persons per dwelling unit is 3.05 for the single family and 2.93 for the multi-family. Both the multi-family and the single family developments assume 3 acres of park land per 1000 people. Once the Quimby fee is calculated, six fifths of the subtotal is taken to derive the actual fee.

<sup>5</sup> Fee varies based on location.